

ORIGINAL

Figure 12

INFRASTRUCTURE LIST
EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VALLE PRADO UNITS 4 & 5
(REPLAT OF TRACT 6, UNIT 3A AT THE TRAILS AND TRACT C, VALLE PRADO UNIT 3)

Date Submitted: February 25, 2020
Date Site Plan for Bldg Permit Approved: _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

DRB Project No. PR-2018-001991

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
VALLE PRADO UNIT 4									
PAVING - UNIT 4									
		30' F-ECA	ARTERIAL PAVING WPCC CURB & GUTTER, AC 8' WIDE TRAIL ON NORTH SIDE*	WOODMONT AVENUE	LOT 11 UNIT 4 WEST BOUNDARY	LOT 5/6** 225' EAST OF SAND ROCK STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOUTH SKY STREET	WEST BOUNDARY LOT 39/40	EAST BOUNDARY LOT 34/45 RAINSPOT STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDMARK ROAD	WEST BOUNDARY LOT 27/28	EAST BOUNDARY LOT 19/33 RAINSPOT STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	REDBLOOM ROAD	WEST BOUNDARY LOT 11/24	EAST BOUNDARY LOT 1/12 NIGHTSHINE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SAND ROCK STREET	WOODMONT AVENUE	SANDMARK ROAD	/	/	/
		57' RADIUS	9' BASE COURSE TEMPORARY TURNAROUND	SOUTH SKY STREET	WEST END OF SOUTH SKY STREET		/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT
** WOODMONT AVENUE FROM TRACT 6 EAST BOUNDARY TO NIGHTSHINE STREET CONSTRUCTED W/VALLE PRADO UNIT 1 CPN#740581

1 COMPACTION FOR WATER AND SEWER INSTALLATION ON SANDMARK STREET, TWO ROCK ROAD AND SOUTH SKY STREET HAS CREATED A DRIVABLE SURFACE FOR CIRCULATION SUCH THAT TEMPORARY TURNAROUND NOT NEEDED.

PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 4

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS - UNIT 4									
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOODMONT AVENUE	MANCOS ROAD 85' EAST OF WEST BOUNDARY	SAND ROCK STREET	/	/	/
		12" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOODMONT AVENUE	PASEO DEL NORTE	MANCOS ROAD 85' EAST OF WEST BOUNDARY	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SOUTH SKY STREET	TRACT OS-2	LOT 34/45	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SANDMARK ROAD	TWO ROCK ROAD	SAND ROCK STREET	/	/	/
		6" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SANDMARK ROAD	SAND ROCK STREET	LOT 19/33	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	TWO ROCK ROAD	SANDMARK ROAD	SOUTH SKY STREET	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	REDBLOOM ROAD	WEST BOUNDARY LOT 11/24	SAND ROCK STREET	/	/	/
		6" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	REDBLOOM ROAD	SAND ROCK STREET	LOT 4/15	/	/	/
		4" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	REDBLOOM ROAD	LOT 4/14	EAST BOUNDARY LOT 1/12 NIGHTSHINE STREET	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SAND ROCK STREET	WOODMONT AVENUE	SANDMARK STREET	/	/	/

*** 12-INCH WATERLINE IN WOODMONT AVENUE FROM TRACT 6 EAST BOUNDARY TO NIGHTSHINE STREET CONSTRUCTED W/VALLE PRADO UNIT 1 CPN#740581

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 4									
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SOUTH SKY STREET	WEST BOUNDARY LOT 39/40	EAST BOUNDARY LOT 34/45 RAINSPOT STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SANDMARK ROAD	WEST BOUNDARY LOT 27/28	EAST BOUNDARY LOT 19/33 RAINSPOT STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	REDBLOOM ROAD	WEST BOUNDARY LOT 11/24	EAST BOUNDARY LOT 1/12 NIGHTSHINE STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SAND ROCK STREET	REDBLOOM ROAD	LOT 20/27	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnat
Engineer

VALLE PRADO UNIT 5 WORK ORDER WILL NOT BE ISSUED UNTIL VALLE PRADO UNIT 4 IS OPERATIONAL AND FINAL INSPECTION WITH THE CITY OF ALBUQUERQUE HAS OCCURRED

**VALLE PRADO UNIT 5
PAVING - UNIT 5**

		30' F-ECA	ARTERIAL PAVING W/PCC CURB & GUTTER, AC 8' WIDE TRAIL ON NORTH SIDE*	WOODMONT AVENUE	UNIT 5 WEST BOUNDARY	UNIT 5 EAST BOUNDARY** LOT 1	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOUTH SKY STREET	TWO ROCK ROAD	EAST BOUNDARY LOT 3940	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDMARK ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 2728	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	REDBLOOM ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 124	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BLACK SAND STREET	REDBLOOM ROAD	SANDMARK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	REDBLOOM ROAD	SANDMARK ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	SANDMARK ROAD	NORTH BOUNDARY	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT
** WOODMONT AVENUE FROM TRACT 6 EAST BOUNDARY TO NIGHTSHINE STREET CONSTRUCTED W/VALLE PRADO UNIT 1 CP#740581

PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 5

		6'	COBBLE SWALE* W/PUBLIC DRAINAGE EASEMENT AND COVENANT	TRACT 05-2 WEST SIDE TWO ROCK ROAD	SOUTH SKY STREET	POND A6	/	/	/
			INTERIM POND A5 (0.51 AC-FT) FUTURE VOLUME 4.61 AC-FI (TRAILS DMP, 2015) W/PUBLIC DRAINAGE EASEMENT AND COVENANT	TRACT 05-2			/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY						
			* COBBLE SWALE ARE PRIVATE TO BE OWNED AND MAINTAINED BY TRAILS COMMUNITY ASSOCIATION						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
PUBLIC WATERLINE IMPROVEMENTS - UNIT 5									
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, M/J'S & R/J'S	SOUTH SKY STREET	TWO ROCK ROAD	EAST BOUNDARY LOT 39/40	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, M/J'S & R/J'S	SANDMARK ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 27/28	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, M/J'S & R/J'S	REDBLOOM ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 1/24	/	/	/
		6" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, M/J'S & R/J'S	BLACK SAND STREET	REDBLOOM ROAD	SANDMARK ROAD	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, M/J'S & R/J'S	TWO ROCK ROAD	REDBLOOM ROAD	SOUTH SKY STREET	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 5									
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SOUTH SKY STREET	LOT 34/46	EAST BOUNDARY LOT 39/40	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SANDMARK ROAD	LOT 33	EAST BOUNDARY LOT 27/28	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	REDBLOOM ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 1/24	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	BLACK SAND STREET	REDBLOOM ROAD	LOT 20/27	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	TWO ROCK ROAD	REDBLOOM ROAD	LOT 16/19	/	/	/

AGENT/OWNER

SCOTT STEFFEN
PREPARED BY. PRINT NAME
2/25/2020
DATE

PRICE LAND AND DEVELOPMENT GROUP
FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Janece Wolfley
DRB CHAIR
3-4-20
DATE

TRANSPORTATION DEVELOPMENT
DATE
03-09-20

ABC/WJA
DATE
03-04-20

CITY ENGINEER
DATE
3-4-2020

PARKS & RECREATION
DATE
03-04-20

AMAFCA
DATE

CODE ENFORCEMENT
DATE
3-4-2020

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	11/3/2020		Jeanne Wolfenbarger	Scott Steffen